113.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	531,500 / 531,500
					USE VALUE:	531,500 / 531,500
					ASSESSED:	531,500 / 531,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
581		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENDALL ELIZABETH T
Owner 2:	
Owner 3:	
Street 1:	581 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENDALL MILDRED E -
Owner 2:	-
Street 1:	581 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,265 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 964 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4265.000	186,300		345,200	531,500
Total Card	0.098	186,300		345,200	531,500
Total Parcel	0.098	186,300		345,200	531,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.35 | /Parcel: 551.3

Legal Description

User Acct

71932

GIS Ref

GIS Ref

Insp Date

10/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,500	0	4,265.	345,200	531,700	531,700	Year End Roll	12/18/2019
2019	101	FV	178,600	0	4,265.	340,300	518,900	518,900	Year End Roll	1/3/2019
2018	101	FV	178,600	0	4,265.	261,400	440,000	440,000	Year End Roll	12/20/2017
2017	101	FV	178,600	0	4,265.	246,600	425,200	425,200	Year End Roll	1/3/2017
2016	101	FV	178,600	0	4,265.	226,900	405,500	405,500	Year End	1/4/2016
2015	101	FV	168,900	0	4,265.	212,100	381,000	381,000	Year End Roll	12/11/2014
2014	101	FV	168,900	0	4,265.	195,300	364,200	364,200	Year End Roll	12/16/2013
2013	101	FV	168,900	0	4,265.	195,300	364,200	364,200		12/13/2012

!8748!

PRINT

Date	Time
12/10/20	23:17:29

LAST REV

Date	Time
02/19/19	12:28:39

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8748

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENDALL MILDRED	62722-375		10/1/2013	Convenience	1	No	No		
KENDALL CHARLES	22789-70		2/1/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2008	1473	Manual	2,000					construct handicap
5/12/2005	383	Re-Roof	6,500					
7/19/1993	327	Manual	11,855					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	CC	Chris C
3/20/2009	Measured	372	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/4/2000	Measured	263	PATRIOT
9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4265		Sq. Ft.	Site		0	70.	1.16	6			Med. Tr	-10					345,209						345,200	

Total AC/HA: 0.09791 | Total SF/SM: 4265 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 345,209 | Spl Credit | Total: 345,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	65500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270039
Depreciation:	83712
Depreciated Total:	186327

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	
Totals			
0			

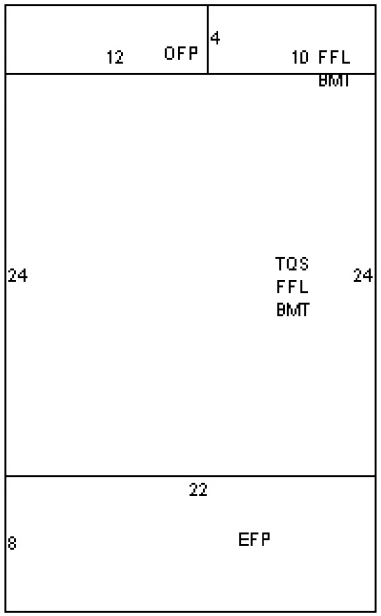
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	106.09
Final Total:	186300	Val/Su SzAd	193.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	568	51.600	29,307
FFL	First Floor	568	171.990	97,691
TQS	3/4 Story	396	171.990	68,108
EFP	Enclos Porch	176	41.840	7,364
OFP	Open Porch	48	43.120	2,070

Net Sketched Area:	1,756			Total:	204,540
Size Ad	964	Gross Are	1888	FinArea	964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0003-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	